

# DRAFT

ITEM #2

P.C. MEETING: 08/07/03

## **PUBLIC HEARING**

COMMUNITY: Fontana/2<sup>nd</sup> Supervisorial District  
APPLICANT: Raul Madrid  
JCS/INDEX: 11354CF1/W149-84/2002/TT 16337/TT01/GPA01  
PROPOSAL: A) General Plan Amendment to change the Land Use District from Multiple Residential 7,000 SF of land Per Unit (7M-RM) to Single Residential (RS) on 10.49 acres;  
B) Tentative Tract Map 16337 to create 24 lots on 5.39 acres.  
LOCATION: North side of Yucca Avenue, approximately 150' west of Hemlock Avenue.  
REP(S): Raul Madrid  
STAFF: Julie Rynerson

Julie Rynerson, Current Planning Division Chief, presented the staff report, which is on file with the Current Planning Division of the Land Use Services Department.

There followed a brief discussion regarding the decorative wall being replaced with block wall.

## **PUBLIC TESTIMONY**

The following people testified in favor of the proposal:

Jim Sullivan, Applicant's Representative  
Harold Wright, Upland Resident  
Teresita Hernandez, Fontana Resident  
Paul Osborne, Applicant's Representative

Mr. Sullivan asked the Commission and staff to consider a hardscape in lieu of a landscape, which would not utilize an on going use of water and would not require a lot of maintenance. He presented photographs of the surrounding neighborhood and other projects nearby.

There followed a discussion regarding the setback, type of materials that would be used in the hardscape, the cost difference in the maintenance district when utilizing hardscape,

Mr. Wright stated he felt this proposal was affordable housing and would be an asset to the neighborhood. Mr. Wright stated that he was in disagreement with the landscape maintenance assessment district, which would add approximately \$50 per month cost to the homebuyer, which would continue to go up each year.

Mrs. Hernandez stated that she was representing surrounding property owners and submitted a petition in favor of the proposal consisting of 52 signature. She stated that they were in favor of the hardscape due to the water usage and the number of dogs in the neighborhood. She stated that graffiti was not a problem in the neighborhood.

# DRAFT

**ITEM #2 (Continued)**

**P.C. MEETING: 08/07/03**

The following person testified in opposition of the proposal:

William Runion, Fontana Resident

Mr. Runion's main concerns were pertaining to water usage, burden on an already insufficient sewer system and increase in traffic particularly on Foothill Boulevard.

There followed a discussion regarding using a 10 foot setback, lot sizes, the applicant's concern with the expense and maintenance of the landscape district, prices of homes and the sewer off set program.

Mr. Osborne gave an explanation of the sewer off set program.

There being no one else in the audience to speak on this item, Chairman Laning closed the public testimony.

## **DISCUSSION:**

Commissioner Brown stated concern with placing homes in an area that lacks the water necessary to maintain the homes. She stated that she was in support of landscaping and opposed to utilizing a hardscape. She stated she felt the issue of trash would remain the same whether there was landscaping or hardscape. Commissioner Brown motioned to approve the project as proposed by staff.

Commissioner Kwappenberg seconded the motion.

Commissioner Dowling suggested that hardscape options and a combination of hardscape and landscape be looked at in the future.

Commissioner Kwappenberg concurred.

Julie Rynerson, Current Planning Division Chief, stated that staff always includes hardscape as a portion of the landscape plans.

Commissioner Cramer stated that he would support utilizing all hardscape. Commissioner Laning concurred.

Commissioner Brown modified her motion to include the intent of staff working with the applicant in putting together a landscape plan, which includes both landscaping and hardscape.

Mrs. Rynerson stated for the record that Special Districts would have to be involved in putting together this plan.

# DRAFT

ITEM #2 (Continued)

P.C. MEETING: 08/07/03

## COMMISSION ACTION

**RECOMMENDED** that the Board of Supervisors **ADOPT** a Negative Declaration; **ADOPT** General Plan Amendment to change the land use district from Multiple Residential 7,000 sq. ft. per unit (7M-RM) to Single Residential (RS); **APPROVE** Tentative Tract Map 16337, to create 24 lots on 5.39 acres, subject to successful completion of the Conditions of Approval; **ADOPT** the Findings; **FILE** a Notice of Determination.

**MOTION:** Brown                      **SECOND:** Kwappenberg

**AYES:** Brown, Dowling, Kwappenberg, Laning, Cramer

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None